

# **CITY OF CARLISLE**

## **Agenda**

### **Planning and Zoning Commission meeting**

**Monday, February 21, 2005**

7:00 P.M. Carlisle City Hall

1. Call to order
2. Determine quorum
3. Consider approval of minutes of January 17, 2005 meeting (attachment)
4. Conduct hearing on application from Hubbell Properties II, Series A. for approval of a final development plan for Danamere Farms, Plat 1 (residential area Planned Unit Development, phase 1.) on the following described property:  
A parcel of land located in Parcel "AE" in sections 3, 4, 9 and 10 of T77N R23W of the 5th p.m. Warren County, Iowa described as follows:  
Commencing at the SE corner of said section 4; thence N87°19'42"W along the south line of said section 4, 41.78 feet to the centerline of Scotch Ridge Road and the point of beginning; thence N34°57'16"E along said centerline, 348.98 feet; thence S73°28'11"E, 442.95 feet; thence on the arc of a 200 foot radius curve to the left, 317.18 feet (chord bearing N61°05'49"E, 284.97 feet); thence N15°39'49"E, 392.50 feet; thence on the arc of a 200 foot radius curve to the left, 339.67 feet (chord bearing N32°59'26"W, 300.29 feet); thence N81°38'42"W, 86.86 feet; thence N34°57'16"E, 17.91 feet; thence on the arc of a 25 foot radius curve to the right, 37.71 feet (chord bearing N78°10'08"E, 34.24 feet); thence on the arc of a 350 foot radius curve to the left, 115.32 feet (chord bearing S68°03'19"E, 114.80 feet); thence S77°29'39"E, 26.32 feet; thence on the arc of a 290 foot radius curve to the right, 168.71 feet (chord bearing S60°49'40"E, 166.34 feet); thence on the arc of a 25 foot radius curve to the right, 23.63 feet (chord bearing S17°05'05"E, 22.76 feet); thence on the arc of a 57 foot radius curve to the left, 216.55 feet (chord bearing N81°09'24"E, 107.90 feet); thence N67°16'53"E, 260.01 feet to the east line of the SW 1/4 of the SW 1/4 of said section 3; thence S00°46'34"W along said east line, 1000.31 feet; thence S88°47'49"E, 227.63 feet; thence on the arc of a 375 foot radius curve to the right, 86.58 feet (chord bearing S03°38'55"W, 86.39 feet); thence S10°15'47"W, 81.06 feet; thence on the arc of a 525 foot radius curve to the left, 261.69 feet (chord bearing S04°01'01"E, 258.99 feet); thence S18°17'49"E, 53.79 feet; thence on the arc of a 200 foot radius curve to the right, 469.49 feet (chord bearing S48°57'11"W, 368.88 feet); thence N63°47'49"W, 244.32 feet; thence on the arc of a 341.46 foot radius curve to the right, 145.91 feet (chord bearing N48°15'26"W, 144.81 feet); thence on the arc of a 525 foot radius curve to the left, 565.62 feet (chord bearing N75°31'15"W, 538.66 feet); thence N58°43'00"W, 191.65 feet; thence on the arc of a 325 foot radius non-tangent curve to the left, 233.97 feet (chord bearing N34°25'17"W, 228.95 feet); thence N55°02'44"W, 128.99 feet; thence N52°35'49"W, 142.32 feet to the centerline of scotch ridge road; thence N34°57'16"E along said centerline, 9.06 feet to the point of beginning. said parcel contains 31.27 acres including 0.40 acres of county road right of way and is subject to easements of record (final development plan attached; City Engineer's review comments to follow).
5. Conduct hearing on application from Hubbell Properties II, Series A. for approval of construction drawings for Danamere Farms, Plat 2 (commercial area, phase 1.) on the following described property:  
A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 3 OF T77N R23W OF THE 5th P.M. WARREN COUNTY, IOWA DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NW CORNER OF SAID SW 1/4 OF THE SW 1/4; THENCE N00°18'12"E ALONG THE WEST LINE OF SAID SW 1/4, 307.25 FEET TO THE SOUTHWEST RIGHT OF WAY OF STATE HWY #5; THENCE S61°04'28"E ALONG SAID RIGHT OF WAY, 853.35 FEET TO THE CENTERLINE OF SCOTCH RIDGE ROAD AND THE POINT OF BEGINNING; THENCE S34°56'31"W ALONG SAID CENTERLINE, 314.55 FEET; THENCE S81°38'42"E, 67.49 FEET; THENCE N34°56'31"E, 17.91 FEET; THENCE ON THE ARC OF A 25 FOOT RADIUS CURVE TO THE RIGHT, 37.71 FEET (CHORD BEARING N78°10'08"E, 34.24 FEET); THENCE ON THE ARC OF A 350 FOOT RADIUS CURVE TO THE LEFT, 115.32 FEET (CHORD BEARING S68°03'19"E, 114.80 FEET); THENCE S77°29'39"E, 26.32 FEET; THENCE ON THE ARC OF A 290 FOOT RADIUS CURVE TO THE RIGHT, 168.71 FEET (CHORD BEARING S60°49'40"E, 166.34 FEET); THENCE ON THE ARC OF A 25 FOOT RADIUS CURVE TO THE RIGHT, 23.63 FEET (CHORD BEARING S17°05'05"E, 22.76 FEET); THENCE ON THE ARC OF A 57 FOOT RADIUS CURVE TO THE LEFT, 216.55 FEET (CHORD BEARING N81°09'24"E, 107.90 FEET); THENCE N67°16'53"E, 260.01 FEET TO THE SOUTHWEST RIGHT OF WAY OF STATE HWY #5;

THENCE N65°09'09"W ALONG SAID RIGHT OF WAY, 164.27 FEET; THENCE ALONG SAID RIGHT OF WAY ON THE ARC OF A 5854.63 FOOT RADIUS CURVE TO THE RIGHT, 450.11 FEET (CHORD BEARING N62°53'05"W, 450.00 FEET); THENCE N61°04'28"W ALONG SAID RIGHT OF WAY, 12.94 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3.17 ACRES INCLUDING 0.36 ACRES OF COUNTY ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS OF RECORD (construction drawings will be available at the meeting; City Engineer's review comments attached).

6. Other project and issue updates:

- Transportation Master Plan
- Polk County Comprehensive Plan
- County Line Road and Highway 5 development
- 510 Highway 5 development
- Growing Green Communities initiative
- Welch Products, Inc. expansion

7. Other

8. Adjournment